

TRUSTEE'S SALE

OF VALUABLE IMPROVED REAL ESTATE
9 SOUTH MARYLAND AVENUE,
BRUNSWICK, MARYLAND

By virtue of a power of sale contained in a deed of trust from John C. Walter to Frank Spinetta and Carol J. Tomasi, Trustees, dated August 1, 1977, and recorded in Book 1025, page 890, one of the Land Records of Frederick County, Maryland, the said deed of trust being in default, the undersigned Substitute Trustees (having been appointed by deed of appointment dated May 22, 1978 and recorded in Book 1050, page 192, one of the Land Records of Frederick County) will offer for sale

AT THE PREMISES
9 SOUTH MARYLAND AVENUE
BRUNSWICK, MARYLAND
TUESDAY, AUGUST 8, 1978
AT 11:00 A.M.

All that lot or parcel of land situate lying and being in the Town of Brunswick, Frederick County, Maryland, on the west side of Maryland Avenue (formerly called Middle Street and Second Street) having for the beginning of the outlines thereof a point at the end of 42 feet on a line drawn South 12-1/2° West from the Northeast corner of Lot No. 44 as shown on the Plat of Berlin recorded in Liber W. R. No. 11 at Folio 288, one of the Land Records of Frederick County, Maryland, and running thence by and with the West side of said Maryland Avenue South 12-1/2° West a distance of 27-1/2 feet, thence North 77-1/2° West 72 feet, thence North 12-1/2° East 6-1/4 feet, thence North 77-1/2° West 20 feet, thence North 12-1/2° East 21 feet, and thence South 77-1/2° East 92 feet to the place of beginning; being all and the same real estate which was conveyed to John C. Walter by deed from James H. Haley, III, and Sara G. Haley, his wife, dated August 1, 1977 and recorded in Book 1025, page 887, one of the Land Records of Frederick County, Maryland.

Together with all the improvements in anywise appertaining; and all fixtures now attached to or used in connection with the premises.

IMPROVEMENTS

The improvements consist of a 2-story detached dwelling house, with aliminum siding, containing 8 rooms, including 3 bedrooms and 1 1/2 baths.

INSPECTION

The premises will be open for inspection between 10:00 A.M. and 11:00 A.M. on August 8, 1978 the day of sale.

TERMS OF SALE

A deposit of \$2,000.00 will be required of the purchaser on the date of sale, the balance to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. State, County and City real estate taxes and sewer and water charges will be adjusted as of the date of final settlement. All costs of conveyancing, including transfer taxes and revenue stamps requisite for the deed, shall be borne by the purchaser.

WILLIAM H. GORMAN II
CHARLES U. PRICE
Substitute Trustees

JOHN H. TISDALE and
ROLLINS, PRICE & TISDALE, Attorneys
EMMERT R. BOWLUS, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

The undersigned hereby acknowledge having purchased from Charles U. Price, Substitute Trustee, all that real estate described in the annexed advertisement of sale at and for the sum of

forty-one thousand dollars
(\$41,000.00)

and agree to comply with the terms of sale therein set forth.

WITNESS our hands and seals, this

8th day of August, 1978:

Alexander Jordan @ as agent [SEAL]
for VNB Mortgage Corporation

[SEAL]

WITNESS:

Emmert R. Bowlus

ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the above described property to persons named above, and having received deposit of Two

Thousand dollars (\$2,000.00).

WITNESS:

Emmert R. Bowlus

Charles U. Price
Charles U. Price
Substitute Trustee

Exhibit 2